



43 Breach Close | Steyning | West Sussex | BN44 3RZ

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £625,000 | Freehold



- Detached bungalow with garage and driveway.
- Three double bedrooms
- Beautiful modern open plan kitchen/living room with bifold doors to garden
- Main bedroom with dressing room. Luxury bathroom
- Spacious entrance hall
- Split level garden with lawn, deck with lighting and Pergola
- Garage and driveway.
- Vendor suited.

Description

A wonderful detached bungalow located in a very central Steyning location being convenient for the High Street, school and health centre.

This much improved property boasts a spacious living space with modern Wren fitted kitchen in Pebble Grey installed 2020 with integrated appliances including two NEFF hide and slide ovens with induction hob, integrated full height fridge and dishwasher. The chunky solid beech worktops include a breakfast bar and fitted table which separate the sitting area which has feature alcoves for a wall mounted TV and photos. This room has under floor heating, Philips Hue lighting and a full wall of bi-fold doors leading to the garden.

There are three double bedrooms and the main has a walk in dressing room. The luxury bathroom has both bath and shower under a large skylight. The entrance hall is light and spacious. There are many lovely features including wooden window shutters, oak finish doors and wooden flooring. There is double glazing throughout and gas fired central heating controlled by NEST.

To the front is parking to the driveway in front of the garage. There is a planning pre-app regarding a small single storey extension. The rear garden is private, with high wooden fencing surrounding a lawn with illuminated decking and a further seating area under a pergola. A lovely property that must be viewed.

Location

What 3 words: [///orchestra.squabbles.disarmed](https://orchestra.squabbles.disarmed)

Breach Close is situated just off Tanyard Lane and is close to the main bus route and with convenient distance of the High Street.

Information

Property Reference: HJB02749

Photos & particulars prepared: by H J Burt February 2024 (JW).

Services: Mains services of electricity, gas, water and drainage.

Local Authority: Horsham District Council

Council Tax Band: 'D'

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The property is sold subject to all outgoing, easements, wayleaves and other rights and obligations of every description whether mentioned in these particulars or not.

Viewing

An internal inspection is strictly by appointment with:

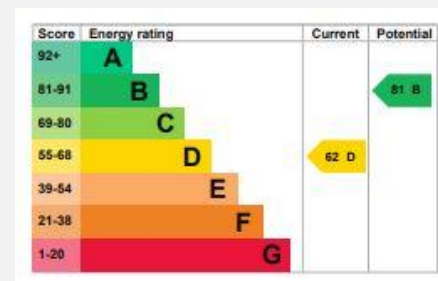
H.J. BURT Steyning

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Floor Plan

Garage

Total floor area 92.7 sq.m. (998 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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